

FARMINGTON CITY
PLANNING COMMISSION MEETING
October 11, 2012

WORK SESSION

***Present:** Vice Chairman Michael Wagstaff, Commissioners Brett Anderson, Rick Draper, Kris Kaufman and Brigham Mellor, and Bob Murri, Alternate Commissioner Mack McDonald, Associate City Planner Christy Alexander, and Recording Secretary Cynthia DeCoursey. Chairman Michael Nilson and Alternate Commissioner Brad Dutson were excused.*

#3 – Terry Cathcart – (Public Hearing) – Applicant is requesting a recommendation to amend the City’s Zoning Map by rezoning his property located at 308 South 1100 West from A (Agricultural) to AE (Agricultural Estates) (Z-2-12)

Christy Alexander said the A zoning allows 5-acre parcels and AE zoning allows 1-acre parcels, and other property in this same area is zoned AE.

#4 – Henry Walker Homes – Applicant is requesting a Conditional Use approval for an RV Pad on Lot 13 of the Grove Subdivision on property located at 511 North Grove Creek Circle in the B & OTR zones (C-11-12)

The Commission had several questions regarding this request, and they discussed issues such as the size of the retaining wall, the concrete pad, and visibility from the street.

#5 – Miscellaneous

CenterCal Properties, LLC – Applicant is requesting a Special Use approval for a drive-up window at the proposed Building OV in the Station Park Development on property located at approximately 323 North Station Parkway in a TMU zone.

There was a brief discussion of possible traffic, parking and pedestrian issues.

REGULAR SESSION

***Present:** Vice Chairman Michael Wagstaff, Commissioners Brett Anderson, Rick Draper, Kris Kaufman and Brigham Mellor, and Bob Murri, Alternate Commissioner Mack McDonald, Community Development Director David Petersen, Associate City Planner Christy Alexander, and Recording Secretary Cynthia DeCoursey. Chairman Michael Nilson and Alternate Commissioner Brad Dutson were excused.*

Vice Chairman Wagstaff began the meeting at 7:00 p.m. and welcomed those in attendance.

#1 – Minutes

Bob Murri made a motion to approve the minutes of the September 11, 2012 Planning Commission Meeting with one minor change. **Rick Draper** seconded the motion which was approved by Commissioners **Anderson, Draper, Kaufman, Mellor, Murri, and Wagstaff** and Alternate Commissioner **McDonald**.

#2 – City Council Report

Christy Alexander reported that on September 18, 2012 the Council approved the Final Plat for the Spring Creek Estates Phase 6 Subdivision. On October 2, 2012 they approved the Schematic Plan and Preliminary PUD Master Plan for the Kestrel Bay Townhomes PUD Subdivision and tabled the Ordinance amending Zoning Ordinance and the Scenic Byway Overlay Zone regarding Electronic Message Signs to allow additional time for Lagoon to study the amendments.

GENERAL PLAN & ZONING AMENDMENT APPLICATION

#3 – Terry Cathcart – (Public Hearing) – Applicant is requesting a recommendation to amend the City's Zoning Map by rezoning his property located at 308 South 1100 West from A (Agricultural) to AE (Agricultural Estates) (Z-2-12)

Christy Alexander explained that the master plan for this area is AE, and the applicant would like to rezone his property so that it may be split and a portion can be sold to Symphony Homes.

Public hearing opened at 7:03 p.m.

There were no comments, and the Public Hearing was closed.

Motion:

Rick Draper made a motion to recommend that the City Council approve the requested zone change from A (Agricultural) to AE (Agricultural Estates) on approximately .723 acres of property located at approximately 308 South 1100 West. **Mack McDonald** seconded the motion which was approved by Commissioners **Anderson, Draper, Kaufman, Mellor, Murri, and Wagstaff** and Alternate Commissioner **McDonald**.

Findings for Approval:

1. The requested zone change is consistent with the General Plan for the area.
2. The requested zone change is associated with Phase 2 – Chestnut Farms PUD Subdivision. The schematic plan as submitted was consistent with the requested zone.
3. Symphony Homes requested and was granted the same (AE) zone change when they received approval for Phases 1 & 2 of their PUD subdivision.
4. The City's policy since 1993 is that any land east of the 4218 line will be zoned AE.

CONDITIONAL USE APPLICATION

#4 – Henry Walker Homes – Applicant is requesting a Conditional Use permit for an RV Pad on Lot 13 of the Grove Subdivision on property located at 511 North Grove Creek Circle in the B & OTR zones (C-11-12)

Christy Alexander referred to the Zoning Ordinance regarding residential driveways and said staff is concerned because this is a side corner lot and the RV pad will be very visible from the street.

Public Hearing opened at 7:10 p.m.

Brett Hickenlooper, 81 West Grove Creek Circle, said he is favor of the use which would not be bothersome because no other homes to the east of the property have been built.

Ann Brian, 1297 South Haight Creek Drive, Kaysville, said they would like an RV pad for their small camping trailer. When the footings were laid, the builder realized that the slope and grade of the lot would not allow them to have access from the front. They plan to install a fence around the retaining wall.

Mike Brian, 1297 South Haight Creek Drive, Kaysville, said they are trying to save a large cottonwood tree near their. They would have to turn at a radical angle which makes it difficult to maneuver around the corner. He said the actual distance to the other lot is considerable, and it faces north while their home faces south.

Public hearing closed at 7:20 p.m.

There was discussion regarding the size of the retaining wall, public utility easements that may be affected, visibility from the street, fencing, and landscaping.

Motion:

Bob Murri made a motion to approve the conditional use subject to all applicable codes, development standards, ordinances and the following condition:

1. A landscape buffer of fencing shall be added in front or on top of the rock retaining wall in order to screen the RV Pad.

The motion was seconded by **Mack McDonald** and approved by Commissioners **Anderson, Draper, Kaufman, Mellor, Murri**, and **Wagstaff** and Alternate Commissioner **McDonald**.

Findings for Approval:

- a. If the conditions of approval are met, the proposed use will comply with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
- b. The lot on which the RV Pad is proposed has a steep grade that prohibits the property owner from extending their front yard driveway to the side into the rear yard.

OTHER BUSINESS

#5 – Miscellaneous

- a. **CenterCal Properties, LLC – Applicant is requesting a Special Use approval for a drive-up window at the proposed Building OV in the Station Park Development on property located at approximately 323 North Station Parkway in a TMU zone.**

Christy Alexander explained that Planning Commission approval is required because this is in a TMU zone. Staff is concerned about traffic in the area, the impact a drive-up window may have on the pedestrian-friendly atmosphere of Station Park, and that if the proposed tenant leaves at some point, the drive-up window may not accommodate future tenants. **Michael Nilson** submitted an alternative proposal for the layout of the parking and driving lane which was shown to the applicant during the work session.

Craig Trottier, CenterCal – 42 North 650 West, said a Starbucks store is an appropriate use for the location. Computer generated views show that the location is quite hidden. Ten cars will fit in the lane, and the typical stacking of cars during peak hours is 4-6. This area has some of the least desirable parking in Station Park, and there are no sidewalks on Park Lane, and no pedestrians enter the project from that direction. Starbucks has made it very clear that this lease is contingent upon having a drive-up window.

Mack McDonald said he is against having a drive-up window because he would like to keep the development pedestrian friendly. **Brett Anderson** said he does not think there will be pedestrian traffic from the north or the west—they will come from inside the Station Park area. **Brigham Mellor** said people access the train with bikes or cars, and he thinks this is a good use of the space. **Bob Murri** said Chase Bank has a drive-up window, and this does not seem compromise anything having to do with pedestrian flow. There was further discussion regarding conditions for approval.

Motion:

Brett Anderson made a motion to approve the requested special use to allow for a drive-up window at Building OV on approximately .425 acres of property located at approximately 323 North Station Parkway subject to all applicable codes, development standards, ordinances, and the following conditions:

1. The North façade with the drive-up window must meet appropriate conditions as set forth by Staff—including, but not limited to, adding decorative awnings over the window or breaking up the blank surface of the rest of the façade and must be approved by Staff.
2. The drive-up lane must be embellished with decorating plantings on both sides as a screen for the lane.
3. The applicant will submit a landscape plan to be approved by Staff.
4. This Special Use with conditions will be recorded on the plat.

The motion was seconded by **Rick Draper** and approved by Commissioners **Anderson, Draper, Kaufman, Mellor, Murri**, and **Wagstaff** and Alternate Commissioner **McDonald**.

Demolition Ordinance

David Petersen said a draft will be ready to review next week, and he asked for the assistance of two Commissioners. **Michael Wagstaff** and **Brett Anderson** agreed to meet with him on October 16, 2012 at 5:00 p.m.

ADJOURNMENT

Motion to adjourn:

At 8:00 p.m. **Bob Murri** made a motion to adjourn the meeting which was approved by Commissioners **Anderson, Draper, Kaufman, Mellor, Murri**, and **Wagstaff** and Alternate Commissioner **McDonald**.

Michael Wagstaff, Chairman
Farmington City Planning Commission